

## **FIRE DEPARTMENT CONDITIONS (Commercial and Multi-Residential)**

### **Specific conditions for this project:**

#### **Plan Submittal and Permit**

1. Plans shall be submitted to the fire department for approval prior to any work on the project.
2. All applicable fire department fees and permits are to be paid in full as a condition of approval.

#### **Access to Structures**

3. Access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure.
4. Fire access roads shall be designed to provide an all weather driving surface. The access road shall be constructed to the following requirements subject to the approval of the Public Works Department:
  - a. Grades shall not exceed 15% except upon review and approval by the Fire and Public Works Departments.
  - b. Fire access roads shall be a minimum of 20 feet with no parking. Commercial and multi residential buildings 30 feet or greater in height require a minimum 26 feet access with no parking for aerial apparatus operation. Signage shall be provided as applicable which may include posted signs and or red curbing.
  - c. At least 15 ft. of vertical nominal clearance shall be provided over the full width of the roads, driveways, and other means of vehicular access.
  - d. A fire access that exceeds 150 feet shall provide a turnaround for fire apparatus. The turnaround shall be designed and located to the satisfaction of the Fire Department and shall be in service during construction.

#### **Parking/Fire Lanes**

5. No parking is permitted on roadways used for emergency access when the road is 20' wide or less or 26' as required based on building height.
6. "No Parking" signs or other designation indicating that parking is prohibited shall be provided at all fire lanes and roads used for fire access.
7. All improvements, including paving and maintenance of restricted access ways, shall be performed to the satisfaction of the Fire Department and the Director of Public Works. Access shall be continuously maintained during the building construction period and required fire lanes shall be maintained in an unobstructed manner and subject to inspection by the Fire Department.

### **Signs and Premises Identification:**

8. Premise identification for new buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Commercial and Multi-residential buildings are to have 12" address numbers posted on the frontage side of the building and will require the numbers to contrast with their background.
9. Address numbers shall be Arabic numerals.

### **Fire Department Rapid Entry System:**

10. Structures that are required to have a fire alarm system, standpipe or sprinkler systems shall provide a public safety keybox system for fire department use. The keybox shall contain keys for emergency access, alarm box, fire alarm room, electric rooms, and any other key necessary for emergency entry.
11. To obtain local fire department authorization to purchase a "Key Box" the property owner or his/her authorized representative shall request the necessary order form from the fire department.  
The property owner shall install the keybox at a pre-approved location on the premises.

### **Fire Extinguishers:**

12. Fire extinguishers shall be provided for the protection of the building structure and the occupancy hazards within. Fire extinguishers shall be provided in accordance with the applicable fire code.

### **Water Supply:**

13. An approved water supply capable of supplying the required fire flow shall be provided to all buildings or portions of buildings hereafter constructed and become occupied.
14. Fire hydrants shall be provided to deliver the water supply in accordance with the applicable fire code.
15. Water flow information shall be verified through Placer County Water Agency. Water supply mains for fire protection systems shall be installed in accordance with the requirements of the Placer County Water Agency.

**Fire Flow Requirements:**

16. Minimum fire flow requirements shall be in accordance with the Uniform Fire Code. Minimum fire flow for a commercial or multi-residential building is 1500 gallons per minute (GPM) measured at 20 pounds per square inch (PSI)

**Fire Hydrant:**

17. Fire Hydrants shall comply with the following standards:
  - a. Hydrant spacing shall be in accordance with the Uniform Fire Code.
  - b. Maximum distance to any fire hydrant shall not be greater than 250 feet.
  - c. When hydrants are required, driveway/road widths shall be 26 feet (26') for a linear distance of 25 feet on both sides of the hydrant.
  - d. When access, fire lanes, or cul-de-sac depth exceed 450 feet (450'), hydrants shall be required mid-depth.
  - e. Hydrants shall be clearly identified with a blue reflective marker located 6 to 8 inches (6" to 8") from center of street or road way toward hydrant.
  - f. Curbing in front of hydrants shall be painted red 7 feet 6 inches (7'-6") on each side of hydrant.
  - g. Hydrant shall have a minimum of one 4-1/2 inch discharge port and two 2-1/2 inch discharge ports. Each discharge port shall face traffic lane unless otherwise specified.
  - h. The center of the 4-1/2 inch discharge port shall not be lower than 18 inches or higher than 30 inches above final grade.
  - i. A concrete splash pad is required and shall be 3 feet by 3 feet square.

**Fire Sprinkler System:**

18. Automatic fire extinguishing systems shall be required when any commercial or multi-residential structure exceeds 3600 square feet of total floor area. Approved automatic sprinkler systems shall be as set forth in NFPA 13, NFPA 13D, NFPA 13R, or other NFPA Publications as applicable.

**Fire Department Connection (FDC) - (Fire sprinkler system)**

19. Fire Department Connection (FDC) shall be on the street side of buildings and shall be located and arranged so that hose lines can be readily and conveniently attached to the inlets without interference from any nearby objects, including buildings, fences, post or other Fire Department Connections.
20. Hose connections shall be equipped with standard caps, properly secured and arranged for easy removal. Fire Department Connection shall be no more than 40

feet (40') from a fire hydrant. Additional fire hydrants may be required depending on the location of the fire department connection for the building.

#### **Fire Alarm System:**

21. Every automatic fire sprinkler system shall be equipped with an alarm system. The system shall consist of a water flow switch, valve tampering switch(s), audible warning device(s) and supervised by a central fire alarm station. Based on occupancy, additional alarm devices/systems may be required to provide audible and visual warning, manual activations, and smoke and heat detection.
22. An occupancy exceeding 1500 square feet and under 3600 square feet of total floor area shall have an alarm system installed. This is to include: smoke/heat detection, audible warning device(s) and supervised by a central fire alarm station.

#### **Dumpsters or Container Storage:**

23. Structures of Type I and II Fire-Resistive construction used for dumpster or container storage shall not be less than 10 feet from other buildings.

#### **Fire Protection During Construction**

24. Fire department vehicular access to all structures under construction shall be provided at all times. In areas where ground surfaces are soft or likely to become soft, hard all-weather surface access roads shall be provided.
25. The fire protection water supply system, including fire hydrants, shall be installed and in service prior to placing combustible building materials for structures or combustible pre-tested fabricated building assemblies on the project site or utilizing them in the construction of building structures. If phased construction is planned, coordinated installation of the fire protection water system is permitted. Trash and debris shall be removed from the construction site as often as necessary to maintain a fire safe construction site.
26. Flammable or combustible liquids shall be stored, handled, or used on the construction site in accordance with the applicable provisions of NFPA 30 (Flammable and Combustible Liquids Code); NFPA 58 (Standard for the Storage and Handling of Liquefied Petroleum Gases); and NFPA 395 (Standard for the Storage of Flammable and Combustible Liquids on Farms and Isolated Construction Projects).
27. At least one portable fire extinguisher having a rating of at least 4-A, 30-BC shall be within a travel distance of 75 ft. or less to any point of a structure under construction. Personnel normally on the construction site shall be instructed in the use of the fire extinguishers provided.

28. Buildings and structures constructed in Very High Fire Hazard Severity Zones shall, in addition to the requirements of the California Building Code, be required to meet additional requirements as set forth by the Fire Department.

**Vegetation management plan:**

29. A fuel modification plan shall show conceptually the areas of fuel modification necessary to achieve an acceptable level of risk regarding exposure of structures to combustible vegetation. The plan shall be approved by the Fire Department based on criteria as set forth in fuel modification guidelines for high fire hazard severity zones.